

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/10/02
AGENDA ITEM 4
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7311 – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement - Olson-Hayward III, LLC (Subdivider) - The property is located at 22845 – 22865 Atherton Street

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution:

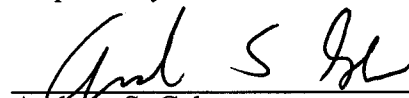
1. Finding the final map in substantial conformance with the tentative map and the conditions of approval thereof; and
2. Authorizing the City Manager to execute the subdivision agreement covering the installation of the required improvements.

DISCUSSION:

On April 26, 2001, the Planning Commission approved Tentative Map Tract 7311 for development of 70 single-family detached condominiums on a 2.73-acre site at the intersection of Atherton Street and "D" Street. The project is consistent with adopted land use policies of the Housing Element of the General Policies Plan and *The Core Area Plan*. Both encourage high-density housing and opportunities for home ownership.

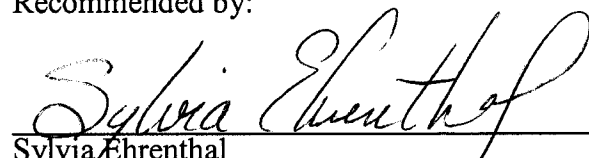
The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of approximately \$355,000.00 and an equal amount for labor and materials.

Prepared by:



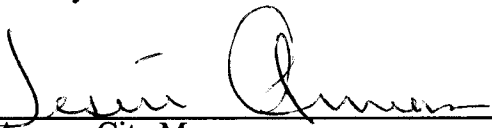
Andrew S. Gaber
Development Review Engineer

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

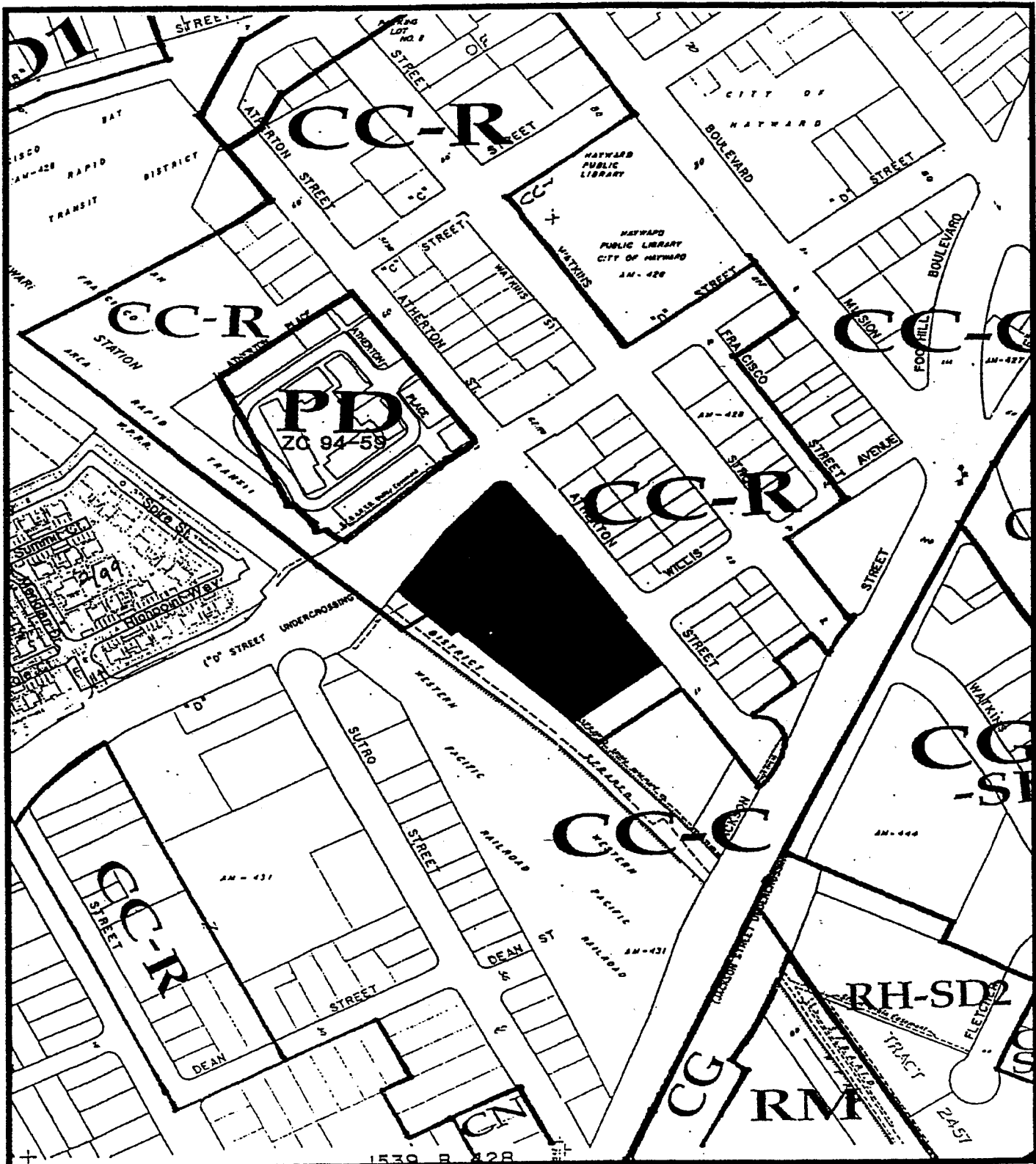
Approved by:



Jesus Armas, City Manager

Exhibits: A. Area Map
 Draft Resolution

9/3/02



Area & Zoning Map

SPR 01-160-03/VTMT 7311

Address: 22845-22865 Atherton Street

Applicant: Olson Company

Owner: Olga De Viar et al

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

8/27/08
me

RESOLUTION APPROVING FINAL MAP FOR TRACT 7311 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION AGREEMENT

WHEREAS, Tentative Map Tract 7311 for the project development of 70 single-family detached condominiums located at 22845 - 22865 Atherton Street was approved by the Planning Commission on April 26, 2001; and

WHEREAS, the City Engineer reviewed the final map and found it to be in compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of the local ordinances; and

WHEREAS, subdivision improvement plans have been submitted and faithful performance and labor and materials security have been posted by the developer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that Final Map Tract 7311 is in substantial conformance with Tentative Map and the Subdivision Map Act and does hereby approve the first Final Map.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7311 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward